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The following constitutes
the order of the court. Signed December 03, 2010

A handwritten signature of Stephen L. Johnson in black ink, written over a horizontal line.

Stephen L. Johnson
U.S. Bankruptcy Judge

U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SAN JOSE DIVISION

| | | |
|--------------|---|-----------------------------------|
| In re: |) | Case No.: 10-54931-SLJ |
| |) | |
| SASAN AFNANI |) | ORDER VALUING LIEN OF |
| |) | JP MORGAN CHASE BANK, N.A. |
| |) | |
| Debtor |) | CHAPTER 13 |
| |) | |
| |) | |
| |) | |
| |) | |

On November 18, 2010, the court held a hearing on Debtor's motion to value the lien of JP Morgan Chase Bank, N.A., against the property commonly known as 4918 Paseo Tranquillo, San Jose, CA 95118, A.P.N. 569-53-015, and more fully described as follows:

LOT 15, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "TRACT NO. 6855", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JUNE 26, 1980 IN BOOK 465 OF MAPS, PAGES 46 AND 47.

which lien, originally in favor of Bank One, National Association, was recorded on June 2, 2004 as Document No. 17823962 in the Official Records of Santa Clara County. (hereinafter "Lien").

Sam Taherian appeared for Debtor. Other appearances were noted on the record.

1 The court finds that notice of the motion was proper. Upon due consideration, and for
2 reasons stated on the record at the hearing, the court hereby orders as follows:

- 3 1. For purposes of Debtor's chapter 13 plan only, the Lien is valued at zero, JP Morgan
4 Chase Bank, N.A. does not have a secured claim, and the Lien may not be enforced,
5 pursuant to 11 U.S.C. [§§506, 1123(b)(5) and 1141 / §§506, 1322(b)(2) and 1327].
- 6 2. This order shall become part of Debtor's confirmed chapter 13 plan.
- 7 3. Upon entry of a discharge or, if no discharge, completion of the plan, in Debtor's
8 chapter 13 case, the Lien shall be voided for all purposes, and upon application by
9 Debtor, the court will enter an appropriate form of judgment voiding the Lien,
10 provided that similar relief is also granted in the Chapter 13 case of Nasim Afnani,
11 co-owner of property.
- 12 4. If Debtor's chapter 13 case is dismissed or converted to one under another chapter
13 before Debtor obtains a discharge or completes the plan, this order shall cease to be
14 effective and the Lien shall be retained to the extent recognized by applicable
15 nonbankruptcy law, and upon application by the lienholder, the court will enter an
16 appropriate form of order restoring the Lien.
- 17 5. Except as provided by separate, subsequent order of this court, the Lien may not be
18 enforced so long as this order remains in effect.

19 *****END OF ORDER*****

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COURT SERVICE LIST

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|---|--|
| Chase Home Finance LLC 3415 Vision Drive Columbus, OH 43219-6009 | JP Morgan Chase Bank, N.A. 111 Polaris Parkway Columbus, OH 43240 |
| Chase Home Finance 2901 Kinwest Parkway Mail Code TX1-2203 Irving, TX 75063 | JP Morgan Chase Bank, N.A. c/o Mark I. Kleinman Senior Vice President 7255 Bay Meadows Way Jacksonville, FL 32256-6851 |
| Chase Home Finance, LLC c/o CT Corporation System, Agent for Service of Process 194 Wood Avenue South Iselin, NJ 08830 | |
| JP Morgan Chase Bank, N.A. c/o CT Corporation Systems, Agent for Service of Process 818 West Seventh Street Los Angeles, CA 90017 | |
| JP Morgan Chase Bank, N.A. 2901 Kinwest Parkway Irving, TX 75063-5812 Attn: Bankruptcy Department | |
| JP Morgan Chase Bank, N.A. Resurgent Capital Services PO Box 10587 Greenville, SC 29603-0587 | |
| JP Morgan Chase Bank, N.A. National Payment Services PO Box 24785 Columbus, OH 43224 | |
| JP Morgan Chase Bank, National Association 7255 Bay Meadows Way Jacksonville, FL 32256-6851 | |
| JP Morgan Chase Bank, N.A. 201 N. Central Avenue, AZ1-1191 Phoenix, AZ 85004-0073 | |
| JP Morgan Chase Bank 270 Park Avenue New York, NY 10017-2070 Attn: Officer | |